

HOUSING NOW

Edmonton CMA



Canada Mortgage and Housing Corporation

Date Released: June 2009

New Home Market

units across the Capital region, down from 3,584 units tallied from January to May of 2008.

Housing Starts in Edmonton Decrease in May

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 346 units in May compared with 586 units in May 2008. After five months of activity this year, total housing starts have reached 1,462

Home builders started work on 242 single-detached homes in May, representing a 12 per cent decrease from the 275 units started in May 2008. To the end of May, builders poured foundations for 849 single-detached homes across Greater Edmonton, down 23.5 per cent from the 1,110 units started during the first five months of 2008. Activity levels so far

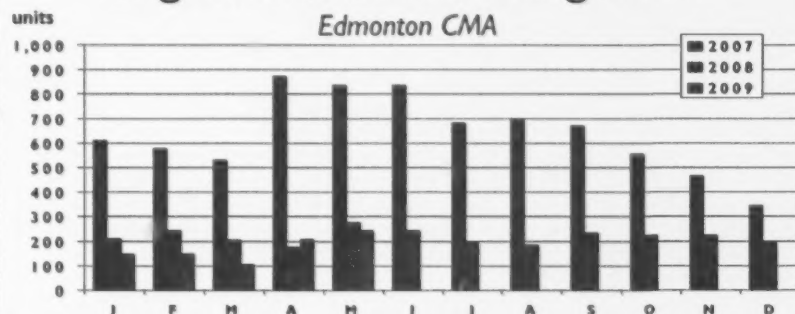
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Figure 1

Single-Detached Housing Starts

Edmonton CMA



Source: CMHC, May 2009

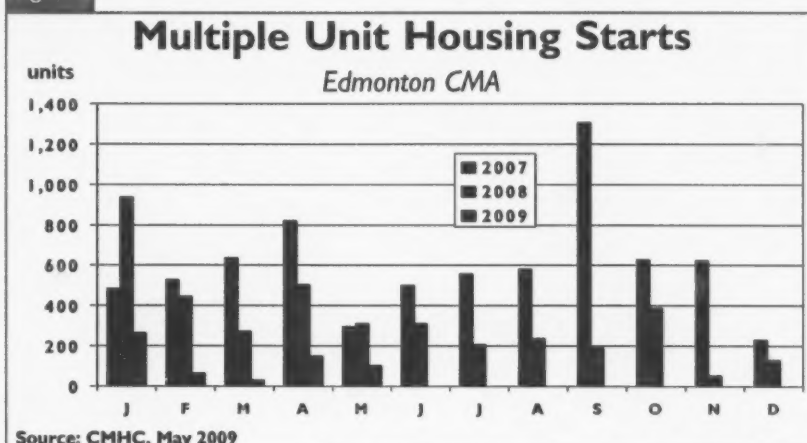
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Figure 2



this year are in line with CMHC's forecast for single-detached starts during 2009.

Single-detached completions totalled 191 units in May, representing a 72 per cent decrease from the same month of 2008. Units under construction, while up from the previous month of April, were down by 55 per cent year-over-year to 1,827 units. Single-detached absorptions were also down by a large margin from May 2008 but managed to exceed completions by 106 units. As such, the inventory of completed and unoccupied singles moved downward to 750 units, representing a 23 per cent drop from May of last year and the lowest level since October 2007. The median price for

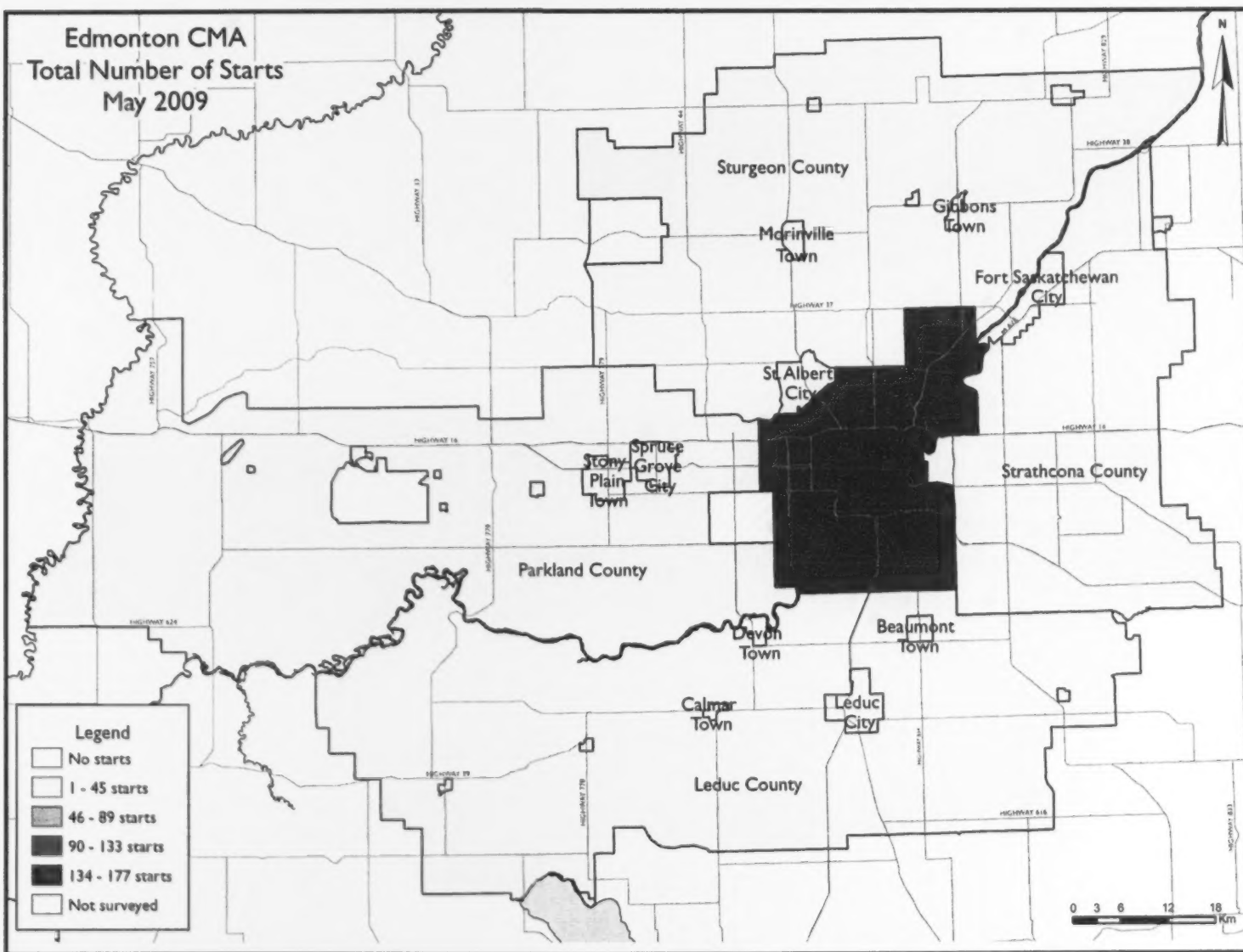
single units absorbed in May stood at \$489,900 compared with \$472,500 a year prior.

Multiple dwelling starts, which consist of semi-detached, row, and apartment units, continued to moderate in May. Total multi-unit starts amounted to 104 units in May, 67 per cent lower than the 311 units started in May of last year. All of May's multiple starts were destined for the homeowner or condominium markets.

Multiple starts have totalled 613 units across Metro so far this year, representing a 75 per cent decrease from 2,474 starts reported in the first five months of 2008. CMHC's current forecast calls for 1,250

multi-family starts in 2009 compared to 4,002 units in 2008, reflecting developer concerns over unsold condominium inventories and rising rental apartment vacancies.

Multiple dwelling completions reached 332 units in May compared with 345 units in May 2008. Meanwhile, absorptions fell by 17 per cent year-over-year to 279 units. With completions outpacing absorptions, the inventory of completed and unoccupied units moved upward from the previous month. Total inventory stood at 767 units compared with 271 units in May 2008, and represented the highest level since July 2006.



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA

May 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2009	242	44	3	0	34	23	0	0	346
May 2008	275	96	4	0	29	178	4	0	586
% Change	-12.0	-54.2	-25.0	n/a	17.2	-87.1	-100.0	n/a	-41.0
Year-to-date 2009	849	186	42	0	118	171	0	96	1,462
Year-to-date 2008	1,102	292	23	1	368	1,779	19	0	3,584
% Change	-23.0	-36.3	82.6	-100.0	-67.9	-90.4	-100.0	n/a	-59.2
UNDER CONSTRUCTION									
May 2009	1,816	404	82	3	966	5,459	30	421	9,190
May 2008	4,054	1,038	89	18	1,656	7,530	44	489	14,918
% Change	-55.2	-61.1	-7.9	-83.3	-41.7	-27.5	-31.8	-13.9	-38.4
COMPLETIONS									
May 2009	191	44	3	0	52	233	0	0	523
May 2008	673	80	0	4	39	226	0	0	1,022
% Change	-71.6	-45.0	n/a	-100.0	33.3	3.1	n/a	n/a	-48.8
Year-to-date 2009	1,267	358	23	1	348	1,076	14	122	3,209
Year-to-date 2008	2,903	352	10	14	438	1,060	17	69	4,863
% Change	-56.4	1.7	130.0	-92.9	-20.5	1.5	-17.6	76.8	-34.0
COMPLETED & NOT ABSORBED									
May 2009	745	192	10	2	233	272	3	59	1,516
May 2008	972	144	1	1	74	51	3	0	1,246
% Change	-23.4	33.3	**	100.0	**	**	0.0	n/a	21.7
ABSORBED									
May 2009	297	49	1	0	65	147	0	17	576
May 2008	631	72	0	4	32	232	0	0	971
% Change	-52.9	-31.9	n/a	-100.0	103.1	-36.6	n/a	n/a	-40.7
Year-to-date 2009	1,501	334	21	4	293	959	14	63	3,189
Year-to-date 2008	2,768	332	5	13	410	1,076	12	121	4,737
% Change	-45.8	0.6	**	-69.2	-28.5	-10.9	16.7	-47.9	-32.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
May 2009	120	22	0	0	12	23	0	0	177
May 2008	118	50	0	0	14	113	4	0	299
Beaumont Town									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	15	0	0	0	6	0	0	0	21
Devon Town									
May 2009	0	0	0	0	5	0	0	0	5
May 2008	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
May 2009	11	4	3	0	0	0	0	0	18
May 2008	13	10	0	0	0	0	0	0	23
Leduc City									
May 2009	29	0	0	0	6	0	0	0	35
May 2008	28	30	0	0	0	0	0	0	58
Leduc County									
May 2009	6	0	0	0	0	0	0	0	6
May 2008	10	0	0	0	0	0	0	0	10
Morinville Town									
May 2009	1	0	0	0	0	0	0	0	1
May 2008	6	0	4	0	0	0	0	0	10
Parkland County									
May 2009	14	0	0	0	0	0	0	0	14
May 2008	26	0	0	0	0	0	0	0	26
Spruce Grove City									
May 2009	10	10	0	0	0	0	0	0	20
May 2008	10	2	0	0	0	0	0	0	12
St. Albert City									
May 2009	20	0	0	0	0	0	0	0	20
May 2008	8	0	0	0	4	65	0	0	77
Stony Plain Town									
May 2009	5	0	0	0	0	0	0	0	5
May 2008	3	0	0	0	0	0	0	0	3
Strathcona County									
May 2009	14	8	0	0	16	0	0	0	38
May 2008	13	4	0	0	0	0	0	0	17
Sturgeon County									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	6	0	0	0	0	0	0	0	6
Edmonton CMA									
May 2009	242	44	3	0	34	23	0	0	346
May 2008	275	96	4	0	29	178	4	0	586

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2009	760	212	62	3	607	4,480	28	120	6,281
May 2008	1,836	582	53	12	1,095	6,010	40	286	9,914
Beaumont Town									
May 2009	35	4	0	0	18	50	0	35	142
May 2008	151	46	0	0	67	50	0	28	342
Devon Town									
May 2009	3	0	0	0	15	0	0	0	18
May 2008	17	0	0	0	32	0	0	0	49
Fort Saskatchewan City									
May 2009	72	34	3	0	30	212	0	0	351
May 2008	154	90	15	0	75	264	0	0	598
Leduc City									
May 2009	143	26	0	0	86	0	0	0	255
May 2008	313	82	0	0	124	168	4	0	691
Leduc County									
May 2009	42	2	0	0	0	0	0	0	44
May 2008	74	0	0	0	0	0	0	0	74
Morinville Town									
May 2009	27	2	4	0	53	108	0	0	194
May 2008	110	0	4	0	71	108	0	0	293
Parkland County									
May 2009	166	0	0	0	0	0	0	0	166
May 2008	228	0	3	0	8	0	0	0	239
Spruce Grove City									
May 2009	109	64	13	0	0	283	0	0	469
May 2008	276	80	0	0	12	283	0	0	651
St. Albert City									
May 2009	60	10	0	0	0	65	0	132	267
May 2008	166	36	0	0	13	153	0	41	409
Stony Plain Town									
May 2009	84	4	0	0	122	166	0	0	376
May 2008	115	96	0	0	85	65	0	0	361
Strathcona County									
May 2009	176	40	0	0	35	74	2	134	461
May 2008	329	24	0	6	68	408	0	134	969
Sturgeon County									
May 2009	113	0	0	0	0	0	0	0	113
May 2008	203	0	0	0	0	0	0	0	203
Remainder of the CMA									
May 2009	26	6	0	0	0	21	0	0	53
May 2008	82	2	14	0	6	21	0	0	125
Edmonton CMA									
May 2009	1,816	404	82	3	966	5,459	30	421	9,190
May 2008	4,054	1,038	89	18	1,656	7,530	44	489	14,918

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2009	82	30	3	0	32	112	0	0	259
May 2008	353	48	0	0	6	78	0	0	485
Beaumont Town									
May 2009	4	0	0	0	0	0	0	0	4
May 2008	27	0	0	0	8	0	0	0	35
Devon Town									
May 2009	1	0	0	0	5	0	0	0	6
May 2008	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
May 2009	5	10	0	0	0	0	0	0	15
May 2008	18	12	0	0	3	0	0	0	33
Leduc City									
May 2009	2	0	0	0	15	121	0	0	138
May 2008	91	8	0	0	0	0	0	0	99
Leduc County									
May 2009	17	0	0	0	0	0	0	0	17
May 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
May 2009	5	0	0	0	0	0	0	0	5
May 2008	12	0	0	0	0	0	0	0	12
Parkland County									
May 2009	19	0	0	0	0	0	0	0	19
May 2008	24	0	0	0	2	0	0	0	26
Spruce Grove City									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	34	6	0	0	0	0	0	0	40
St. Albert City									
May 2009	9	2	0	0	0	0	0	0	11
May 2008	14	0	0	0	0	0	0	0	14
Stony Plain Town									
May 2009	1	4	0	0	0	0	0	0	5
May 2008	0	0	0	0	0	0	0	0	0
Strathcona County									
May 2009	26	2	0	0	0	0	0	0	28
May 2008	57	2	0	4	20	148	0	0	231
Sturgeon County									
May 2009	12	0	0	0	0	0	0	0	12
May 2008	23	0	0	0	0	0	0	0	23
Remainder of the CMA									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	5	0	0	0	0	0	0	0	5
Edmonton CMA									
May 2009	191	44	3	0	52	233	0	0	523
May 2008	673	80	0	4	39	226	0	0	1,022

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2009	314	116	6	0	97	105	3	59	700
May 2008	387	76	1	0	7	8	3	0	482
Beaumont Town									
May 2009	40	1	0	0	5	0	0	0	46
May 2008	61	0	0	0	0	0	0	0	61
Devon Town									
May 2009	5	0	0	0	5	0	0	0	10
May 2008	6	0	0	0	0	0	0	0	6
Fort Saskatchewan City									
May 2009	57	34	2	0	34	76	0	0	203
May 2008	71	9	0	0	8	40	0	0	128
Leduc City									
May 2009	55	1	0	0	11	78	0	0	145
May 2008	70	14	0	0	0	3	0	0	87
Leduc County									
May 2009	0	0	0	0	0	0	0	0	0
May 2008	0	0	0	0	0	0	0	0	0
Morinville Town									
May 2009	45	4	1	0	18	0	0	0	68
May 2008	51	0	0	0	0	0	0	0	51
Parkland County									
May 2009	15	0	1	0	0	0	0	0	16
May 2008	21	1	0	0	2	0	0	0	24
Spruce Grove City									
May 2009	39	9	0	0	0	0	0	0	48
May 2008	88	8	0	0	38	0	0	0	134
St. Albert City									
May 2009	44	6	0	0	10	4	0	0	64
May 2008	71	13	0	0	2	0	0	0	86
Stony Plain Town									
May 2009	33	13	0	0	16	0	0	0	62
May 2008	39	22	0	0	0	0	0	0	61
Strathcona County									
May 2009	78	8	0	2	37	9	0	0	134
May 2008	100	1	0	1	17	0	0	0	119
Sturgeon County									
May 2009	2	0	0	0	0	0	0	0	2
May 2008	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
May 2009	18	0	0	0	0	0	0	0	18
May 2008	7	0	0	0	0	0	0	0	7
Edmonton CMA									
May 2009	745	192	10	2	233	272	3	59	1,516
May 2008	972	144	1	1	74	51	3	0	1,246

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
May 2009	126	31	0	0	34	72	0	17	280
May 2008	332	38	0	0	6	78	0	0	454
Beaumont Town									
May 2009	13	4	0	0	0	0	0	0	17
May 2008	22	0	0	0	8	0	0	0	30
Devon Town									
May 2009	2	0	0	0	8	0	0	0	10
May 2008	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
May 2009	13	10	1	0	0	5	0	0	29
May 2008	20	15	0	0	4	6	0	0	45
Leduc City									
May 2009	21	0	0	0	19	70	0	0	110
May 2008	74	2	0	0	0	0	0	0	76
Leduc County									
May 2009	17	0	0	0	0	0	0	0	17
May 2008	8	0	0	0	0	0	0	0	8
Morinville Town									
May 2009	7	0	0	0	0	0	0	0	7
May 2008	7	2	0	0	0	0	0	0	9
Parkland County									
May 2009	20	0	0	0	0	0	0	0	20
May 2008	19	1	0	0	0	0	0	0	20
Spruce Grove City									
May 2009	6	1	0	0	0	0	0	0	7
May 2008	29	7	0	0	0	0	0	0	36
St. Albert City									
May 2009	21	0	0	0	0	0	0	0	21
May 2008	20	3	0	0	0	0	0	0	23
Stony Plain Town									
May 2009	3	0	0	0	0	0	0	0	3
May 2008	12	2	0	0	0	0	0	0	14
Strathcona County									
May 2009	30	3	0	0	4	0	0	0	37
May 2008	55	2	0	4	14	148	0	0	223
Sturgeon County									
May 2009	12	0	0	0	0	0	0	0	12
May 2008	23	0	0	0	0	0	0	0	23
Remainder of the CMA									
May 2009	6	0	0	0	0	0	0	0	6
May 2008	6	0	0	0	0	0	0	0	6
Edmonton CMA									
May 2009	297	49	1	0	65	147	0	17	576
May 2008	631	72	0	4	32	232	0	0	971

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Edmonton City	120	118	34	64	0	4	23	113	177	299	-40.8
Beaumont Town	7	15	0	0	0	6	0	0	7	21	-66.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	5	0	0	0	5	-100.0
Fort Saskatchewan City	11	13	4	10	3	0	0	0	18	23	-21.7
Gibbons Town	0	5	0	0	0	0	0	0	0	5	-100.0
Leduc City	29	28	0	30	6	0	0	0	35	58	-39.7
Leduc County	6	10	0	0	0	0	0	0	6	10	-40.0
Morinville Town	1	6	0	0	0	4	0	0	1	10	-90.0
Parkland County	14	26	0	0	0	0	0	0	14	26	-46.2
Spruce Grove City	10	10	10	2	0	0	0	0	20	12	66.7
St. Albert City	20	8	0	0	0	4	0	65	20	77	-74.0
Stony Plain Town	5	3	0	0	0	0	0	0	5	3	66.7
Strathcona County	14	13	12	4	12	0	0	0	38	17	123.5
Sturgeon County	3	19	0	0	0	0	0	0	3	19	-84.2
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
Edmonton CMA	242	275	60	110	21	23	23	178	346	586	-41.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	435	549	120	244	56	101	185	1,360	796	2,254	-64.7
Beaumont Town	11	30	4	4	0	22	0	0	15	56	-73.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	3	0	6	0	20	0	0	0	29	-100.0
Fort Saskatchewan City	43	32	26	24	3	22	0	212	72	290	-75.2
Gibbons Town	2	9	0	0	0	0	0	0	2	9	-77.8
Leduc City	73	67	8	48	14	112	0	121	95	348	-72.7
Leduc County	19	39	2	0	0	0	0	0	21	39	-46.2
Morinville Town	13	21	0	4	4	32	0	0	17	57	-70.2
Parkland County	39	46	0	0	0	0	0	0	39	46	-15.2
Spruce Grove City	32	71	20	22	0	8	0	0	52	101	-48.5
St. Albert City	32	25	0	0	0	4	82	65	114	94	21.3
Stony Plain Town	40	19	0	8	44	0	0	0	84	27	**
Strathcona County	78	111	26	14	19	0	0	0	123	125	-1.6
Sturgeon County	26	72	0	0	0	0	0	0	26	72	-63.9
Remainder of the CMA	6	16	0	0	0	0	0	21	6	37	-83.8
Edmonton CMA	849	1,110	206	374	140	321	267	1,779	1,462	3,584	-59.2

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Edmonton City	0	0	0	4	23	113	0	0
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	65	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	12	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	21	19	0	4	23	178	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	56	97	0	4	171	1,360	14	0
Beaumont Town	0	22	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	20	0	0	0	0	0	0
Fort Saskatchewan City	3	22	0	0	0	212	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	108	0	4	0	121	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	32	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	0	4	0	0	0	65	82	0
Stony Plain Town	44	0	0	0	0	0	0	0
Strathcona County	19	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	140	313	0	8	171	1,779	96	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Edmonton City	142	168	35	127	0	4	177	299
Beaumont Town	7	15	0	6	0	0	7	21
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	5	0	0	0	5
Fort Saskatchewan City	18	23	0	0	0	0	18	23
Gibbons Town	0	5	0	0	0	0	0	5
Leduc City	29	58	6	0	0	0	35	58
Leduc County	6	10	0	0	0	0	6	10
Morinville Town	1	10	0	0	0	0	1	10
Parkland County	14	26	0	0	0	0	14	26
Spruce Grove City	20	12	0	0	0	0	20	12
St. Albert City	20	8	0	69	0	0	20	77
Stony Plain Town	5	3	0	0	0	0	5	3
Strathcona County	22	17	16	0	0	0	38	17
Sturgeon County	3	19	0	0	0	0	3	19
Remainder of the CMA	2	1	0	0	0	0	2	1
Edmonton CMA	289	375	57	207	0	4	346	588

Table 2.5: Starts by Submarket and by Intended Market
January - May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	574	743	208	1,496	14	15	796	2,254
Beaumont Town	15	32	0	24	0	0	15	56
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	3	0	26	0	0	0	29
Fort Saskatchewan City	72	63	0	227	0	0	72	290
Gibbons Town	2	9	0	0	0	0	2	9
Leduc City	81	99	14	245	0	4	95	348
Leduc County	21	39	0	0	0	0	21	39
Morinville Town	17	25	0	32	0	0	17	57
Parkland County	39	46	0	0	0	0	39	46
Spruce Grove City	52	93	0	8	0	0	52	101
St. Albert City	32	25	0	69	82	0	114	94
Stony Plain Town	40	27	44	0	0	0	84	27
Strathcona County	100	125	23	0	0	0	123	125
Sturgeon County	26	72	0	0	0	0	26	72
Remainder of the CMA	6	16	0	21	0	0	6	37
Edmonton CMA	1,077	1,417	289	2,148	96	19	1,462	3,584

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Edmonton City	82	353	38	48	27	6	112	78	259	485	-46.6
Beaumont Town	4	27	0	0	0	8	0	0	4	35	-88.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	6	0	0	5	0	0	0	6	6	0.0
Fort Saskatchewan City	5	18	10	12	0	3	0	0	15	33	-54.5
Gibbons Town	5	0	0	0	0	0	0	0	5	0	n/a
Leduc City	2	91	0	8	15	0	121	0	138	99	39.4
Leduc County	17	8	0	0	0	0	0	0	17	8	112.5
Morinville Town	5	12	0	0	0	0	0	0	5	12	-58.3
Parkland County	19	24	0	2	0	0	0	0	19	26	-26.9
Spruce Grove City	2	34	0	6	0	0	0	0	2	40	-95.0
St. Albert City	9	14	2	0	0	0	0	0	11	14	-21.4
Stony Plain Town	0	1	0	4	0	0	0	0	0	5	-100.0
Strathcona County	26	61	2	18	0	4	0	148	28	231	-87.9
Sturgeon County	12	23	0	0	0	0	0	0	12	23	-47.8
Remainder of the CMA	2	5	0	0	0	0	0	0	2	5	-60.0
Edmonton CMA	191	677	52	98	47	21	233	226	523	1,022	-48.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Edmonton City	649	1,474	280	272	164	223	792	861	1,885	2,830	-33.4
Beaumont Town	36	143	14	18	8	42	28	0	86	203	-57.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	5	8	0	12	15	0	0	0	20	20	0.0
Fort Saskatchewan City	37	98	48	20	7	3	0	79	92	200	-54.0
Gibbons Town	11	12	0	0	0	0	0	4	11	16	-31.3
Leduc City	84	211	40	20	59	0	205	0	388	231	68.0
Leduc County	45	51	0	0	0	0	0	0	45	51	-11.8
Morinville Town	29	50	4	0	0	0	0	0	33	50	-34.0
Parkland County	77	99	0	8	3	0	0	0	80	107	-25.2
Spruce Grove City	61	191	28	38	4	36	0	0	93	265	-64.9
St. Albert City	30	83	2	2	8	12	0	41	40	138	-71.0
Stony Plain Town	21	51	6	30	13	0	0	0	40	81	-50.6
Strathcona County	99	331	16	52	24	20	173	148	312	551	-43.4
Sturgeon County	65	81	0	0	0	0	0	0	65	81	-19.8
Remainder of the CMA	19	39	0	0	0	0	0	0	19	39	-51.3
Edmonton CMA	1,268	2,922	438	472	305	336	1,198	1,133	3,209	4,863	-34.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Edmonton City	27	6	0	0	112	78	0	0
Beaumont Town	0	8	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	15	0	0	0	121	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	148	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	47	21	0	0	233	226	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	164	211	0	12	698	792	94	69
Beaumont Town	8	42	0	0	0	0	28	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	15	0	0	0	0	0	0	0
Fort Saskatchewan City	7	3	0	0	0	79	0	0
Gibbons Town	0	0	0	0	0	4	0	0
Leduc City	59	0	0	0	205	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	3	0	0	0	0	0	0	0
Spruce Grove City	4	36	0	0	0	0	0	0
St. Albert City	8	12	0	0	0	41	0	0
Stony Plain Town	13	0	0	0	0	0	0	0
Strathcona County	24	20	0	0	173	148	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	305	324	0	12	1,076	1,064	122	69

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
May 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Edmonton City	115	401	144	84	0	0	259	485
Beaumont Town	4	27	0	8	0	0	4	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	6	5	0	0	0	6	6
Fort Saskatchewan City	15	30	0	3	0	0	15	33
Gibbons Town	5	0	0	0	0	0	5	0
Leduc City	2	99	136	0	0	0	138	99
Leduc County	17	8	0	0	0	0	17	8
Morinville Town	5	12	0	0	0	0	5	12
Parkland County	19	24	0	2	0	0	19	26
Spruce Grove City	2	40	0	0	0	0	2	40
St. Albert City	11	14	0	0	0	0	11	14
Stony Plain Town	0	5	0	0	0	0	0	5
Strathcona County	28	59	0	172	0	0	28	231
Sturgeon County	12	23	0	0	0	0	12	23
Remainder of the CMA	2	5	0	0	0	0	2	5
Edmonton CMA	238	753	285	269	0	0	523	1,022

**Table 3.5: Completions by Submarket and by Intended Market
January - May 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Edmonton City	875	1,691	902	1,053	108	86	1,885	2,830
Beaumont Town	50	149	8	54	28	0	86	203
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	8	15	12	0	0	20	20
Fort Saskatchewan City	90	116	2	84	0	0	92	200
Gibbons Town	11	12	0	4	0	0	11	16
Leduc City	116	231	272	0	0	0	388	231
Leduc County	45	51	0	0	0	0	45	51
Morinville Town	33	50	0	0	0	0	33	50
Parkland County	80	105	0	2	0	0	80	107
Spruce Grove City	93	229	0	36	0	0	93	265
St. Albert City	32	85	8	53	0	0	40	138
Stony Plain Town	23	81	17	0	0	0	40	81
Strathcona County	111	337	201	214	0	0	312	551
Sturgeon County	65	81	0	0	0	0	65	81
Remainder of the CMA	19	39	0	0	0	0	19	39
Edmonton CMA	1,648	3,265	1,425	1,512	136	86	3,209	4,863

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2009	10	7.9	49	38.9	19	15.1	19	15.1	29	23.0	126	464,800	544,725
May 2008	23	6.9	92	27.7	156	47.0	30	9.0	31	9.3	332	475,000	497,210
Year-to-date 2009	50	6.9	210	28.8	181	24.9	95	13.0	192	26.4	728	502,750	601,904
Year-to-date 2008	151	10.3	502	34.4	512	35.0	168	11.5	128	8.8	1,461	462,500	486,607
Beaumont Town													
May 2009	0	0.0	4	30.8	7	53.8	1	7.7	1	7.7	13	469,900	493,846
May 2008	6	27.3	3	13.6	10	45.5	3	13.6	0	0.0	22	459,900	450,036
Year-to-date 2009	2	4.3	15	32.6	19	41.3	7	15.2	3	6.5	46	474,900	487,974
Year-to-date 2008	20	14.9	46	34.3	56	41.8	11	8.2	1	0.7	134	450,000	443,961
Calmar Town													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
May 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
May 2008	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	4	57.1	2	28.6	1	14.3	7	--	--
Year-to-date 2008	0	0.0	2	25.0	2	25.0	4	50.0	0	0.0	8	--	--
Fort Saskatchewan City													
May 2009	1	7.7	7	53.8	3	23.1	0	0.0	2	15.4	13	402,900	459,838
May 2008	0	0.0	8	40.0	8	40.0	2	10.0	2	10.0	20	468,400	501,625
Year-to-date 2009	6	10.3	32	55.2	11	19.0	3	5.2	6	10.3	58	404,850	452,259
Year-to-date 2008	2	2.7	33	44.6	22	29.7	4	5.4	13	17.6	74	453,150	506,323
Gibbons Town													
May 2009	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	8	53.3	6	40.0	1	6.7	0	0.0	0	0.0	15	340,000	332,667
Year-to-date 2008	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	295,000	303,333
Leduc City													
May 2009	1	4.8	7	33.3	5	23.8	7	33.3	1	4.8	21	504,900	495,429
May 2008	10	13.5	21	28.4	35	47.3	8	10.8	0	0.0	74	466,450	462,246
Year-to-date 2009	12	9.9	37	30.6	44	36.4	23	19.0	5	4.1	121	474,900	482,180
Year-to-date 2008	28	15.1	67	36.2	73	39.5	15	8.1	2	1.1	185	447,900	445,419
Leduc County													
May 2009	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	700,000	762,353
May 2008	0	0.0	0	0.0	3	37.5	5	62.5	0	0.0	8	--	--
Year-to-date 2009	2	4.4	1	2.2	2	4.4	12	26.7	28	62.2	45	695,000	716,667
Year-to-date 2008	3	5.9	4	7.8	20	39.2	19	37.3	5	9.8	51	525,000	546,471
Morinville Town													
May 2009	0	0.0	6	85.7	1	14.3	0	0.0	0	0.0	7	--	--
May 2008	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	9	20.0	30	66.7	4	8.9	0	0.0	2	4.4	45	389,700	426,176
Year-to-date 2008	1	3.2	25	80.6	3	9.7	2	6.5	0	0.0	31	419,900	428,194

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2009	8	40.0	1	5.0	3	15.0	1	5.0	7	35.0	20	471,760	548,593
May 2008	6	31.6	7	36.8	3	15.8	3	15.8	0	0.0	19	412,000	401,484
Year-to-date 2009	24	27.0	20	22.5	8	9.0	4	4.5	33	37.1	89	458,300	550,071
Year-to-date 2008	28	31.1	28	31.1	15	16.7	11	12.2	8	8.9	90	412,250	421,586
Spruce Grove City													
May 2009	1	16.7	4	66.7	0	0.0	0	0.0	1	16.7	6	--	--
May 2008	11	37.9	16	55.2	2	6.9	0	0.0	0	0.0	29	389,500	372,103
Year-to-date 2009	18	23.7	40	52.6	13	17.1	2	2.6	3	3.9	76	385,436	403,622
Year-to-date 2008	77	47.8	73	45.3	10	6.2	1	0.6	0	0.0	161	359,104	358,144
St. Albert City													
May 2009	0	0.0	3	14.3	3	14.3	9	42.9	6	28.6	21	588,200	626,657
May 2008	0	0.0	3	15.0	2	10.0	3	15.0	12	60.0	20	685,450	702,505
Year-to-date 2009	0	0.0	3	6.1	10	20.4	12	24.5	24	49.0	49	646,900	705,351
Year-to-date 2008	0	0.0	11	12.0	24	26.1	26	28.3	31	33.7	92	590,300	666,822
Stony Plain Town													
May 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
May 2008	9	75.0	0	0.0	3	25.0	0	0.0	0	0.0	12	309,518	329,488
Year-to-date 2009	16	57.1	10	35.7	2	7.1	0	0.0	0	0.0	28	316,641	331,338
Year-to-date 2008	45	71.4	8	12.7	9	14.3	1	1.6	0	0.0	63	316,976	328,167
Strathcona County													
May 2009	2	6.7	2	6.7	12	40.0	0	0.0	14	46.7	30	531,500	704,367
May 2008	0	0.0	5	8.5	32	54.2	9	15.3	13	22.0	59	520,000	585,763
Year-to-date 2009	2	1.6	16	12.8	52	41.6	10	8.0	45	36.0	125	540,000	683,944
Year-to-date 2008	5	1.6	51	16.5	133	43.0	45	14.6	75	24.3	309	520,000	592,053
Sturgeon County													
May 2009	2	16.7	3	25.0	4	33.3	2	16.7	1	8.3	12	477,500	464,583
May 2008	7	30.4	6	26.1	5	21.7	2	8.7	3	13.0	23	420,000	528,696
Year-to-date 2009	10	15.6	17	26.6	11	17.2	10	15.6	16	25.0	64	480,000	569,531
Year-to-date 2008	24	29.6	18	22.2	12	14.8	9	11.1	18	22.2	81	440,000	498,765
Remainder of the CMA													
May 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2008	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2009	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2008	18	54.5	14	42.4	0	0.0	0	0.0	1	3.0	33	340,000	339,058
Edmonton CMA													
May 2009	29	9.8	91	30.6	58	19.5	42	14.1	77	25.9	297	489,900	555,770
May 2008	75	11.8	173	27.2	260	40.9	66	10.4	61	9.6	635	472,500	494,244
Year-to-date 2009	166	11.0	438	29.1	363	24.1	180	12.0	358	23.8	1,505	490,000	567,342
Year-to-date 2008	413	14.8	883	31.7	891	32.0	316	11.3	282	10.1	2,785	460,000	485,232

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2009**

Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Edmonton City	544,725	497,210	9.6	601,904	486,607	23.7
Beaumont Town	493,846	450,036	9.7	487,974	443,961	9.9
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	459,838	501,625	-8.3	452,259	506,323	-10.7
Gibbons Town	--	--	n/a	332,667	303,333	9.7
Leduc City	495,429	462,246	7.2	482,180	445,419	8.3
Leduc County	762,353	--	n/a	716,667	546,471	31.1
Morinville Town	--	--	n/a	426,176	428,194	-0.5
Parkland County	548,593	401,484	36.6	550,071	421,586	30.5
Spruce Grove City	--	372,103	n/a	403,622	358,144	12.7
St. Albert City	626,657	702,505	-10.8	705,351	666,822	5.8
Stony Plain Town	--	329,488	n/a	331,338	328,167	1.0
Strathcona County	704,367	585,763	20.2	683,944	592,053	15.5
Sturgeon County	464,583	528,696	-12.1	569,531	498,765	14.2
Remainder of the CMA	--	--	n/a	--	339,058	n/a
Edmonton CMA	555,770	494,244	12.4	567,342	485,232	16.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
May 2009

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2008	January	1,227	-21.0	1,702	3,408	4,004	42.5	332,051	9.3	347,676
	February	1,287	-31.8	1,404	3,576	3,995	35.1	338,347	5.3	343,971
	March	1,557	-34.0	1,442	4,244	4,233	34.1	343,760	5.6	343,946
	April	1,823	-25.4	1,412	4,470	3,588	39.4	336,931	-2.0	332,816
	May	1,821	-34.8	1,374	4,272	3,461	39.7	340,499	-4.8	332,489
	June	1,852	-14.9	1,493	3,952	3,367	44.3	341,376	-2.6	331,313
	July	1,784	16.0	1,572	3,594	2,998	52.4	335,100	-5.3	331,120
	August	1,541	20.4	1,573	2,991	2,881	54.6	329,207	-4.8	325,058
	September	1,729	65.9	1,771	3,142	2,740	64.6	324,906	-5.6	326,807
	October	1,249	-2.1	1,377	3,069	3,014	45.7	317,744	-8.6	323,573
	November	891	-27.1	1,230	2,038	2,973	41.4	318,588	-2.0	329,139
	December	608	-29.1	1,019	1,303	2,805	36.3	310,974	-5.7	322,093
2009	January	730	-40.5	1,112	2,429	3,011	36.9	317,049	-4.5	329,732
	February	1,075	-16.5	1,203	2,664	3,024	39.8	308,970	-8.7	314,564
	March	1,380	-11.4	1,226	2,881	2,686	45.6	309,032	-10.1	310,803
	April	1,843	1.1	1,438	2,999	2,642	54.4	312,127	-7.4	312,721
	May	2,161	18.7	1,616	3,180	2,629	61.5	326,332	-4.2	314,368
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	4,071	-29.8		11,228			338,520	6.4	
	Q1 2009	3,185	-21.8		7,974			310,849	-8.2	
	YTD 2008	7,715	-30.1		19,970			338,611	1.4	
	YTD 2009	7,189	-6.8		14,153			315,831	-6.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2009

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	248.0	118.5	619	3.6	73.4	849
	February	718	7.25	7.29	245.7	118.7	622	3.7	73.7	850
	March	712	7.15	7.19	242.9	119.5	621	3.8	73.7	859
	April	700	6.95	6.99	241.5	121.2	620	3.9	73.5	861
	May	679	6.15	6.65	236.9	121.9	618	3.9	73.1	863
	June	710	6.95	7.15	234.9	123.7	617	3.7	72.8	862
	July	710	6.95	7.15	234.4	123.6	616	3.7	72.5	867
	August	691	6.65	6.85	234.3	123.6	617	3.4	72.2	881
	September	691	6.65	6.85	234.1	122.3	617	3.5	72.2	899
	October	713	6.35	7.20	230.1	121.3	624	3.4	72.8	910
	November	713	6.35	7.20	229.5	121.4	628	3.6	73.3	916
	December	685	5.60	6.75	228.7	121.0	629	3.6	73.4	911
2009	January	627	5.00	5.79	222.3	120.2	627	3.8	73.0	910
	February	627	5.00	5.79	215.7	121.5	624	4.4	73.0	902
	March	613	4.50	5.55	213.1	120.9	621	4.9	72.9	898
	April	596	3.90	5.25	211.2	120.5	621	5.4	73.1	899
	May	596	3.90	5.25		121.6	621	6.0	73.4	902
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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